



Task Force Meeting No. 10 Synopsis

November 19, 2020

Task Force Members Present: Teresa Alvarado, David Pandori, Pam Foley, Sylvia Arenas, Michelle Yesney, Mariel Caballero, Linda LeZotte, Jessie O'Malley Solis, Luis Arguello, Jeffrey Buchanan, Steven Solorio, David Bini, Pat Sausedo, Vincent Rocha, Nate LeBlanc, Karl Lee, Erik Schoennauer, Harvey Darnell, Juan Estrada, Megan Fluke, Jason Su, Kevin Zwick, Andre Luthard, Jim Zito, Sam Ho, Robert (Bob) Levy, Smita Patel, Margie Matthews, Jesus Flores, Shawn Milligan, Ray Bramson, Bonnie Mace, Susan Butler-Graham, and Roberta Moore (verified by Zoom participant panel)

Task Force Members Absent: Dev Davis, Leslye Corsiglia, Eddie Truong, Michael Van Every, Don Little, Shiloh Ballard, and Tamiko Rast (verified by Zoom participant panel)

City Staff, Consultants and Other Public Agency Staff Present: Rosalynn Hughey (PBCE), Michael Brilliot (PBCE), Jared Hart (PBCE), Kieulan Pham (PBCE), Jessica Setiawan (PBCE), Robert Rivera (PBCE), Jessica Zenk (DOT), Wilson Tam (DOT), and Vera Todorov (City Attorney's Office).

Public Present: 42 public attendees on Zoom, 10 live viewers on YouTube and Granicus

1. Welcome, Introductions, and Overview of Agenda

The meeting convened at approximately 6:00 p.m. Co-Chair Teresa Alvarado welcomed the Task Force and the public and presented the agenda and the format of the meeting.

2. Approval of the October 29th Meeting Synopsis

Motion to approve by Linda LeZotte and second by Smita Patel. Task Force members approved unanimously.

3. Staff Recommendations on the Evergreen-East Hills Development Policy

Supervising Planner Kieulan Pham presented the history of development in the Evergreen area and Department of Transportation Deputy Director Jessica Zenk, Transportation Planning Manager Wilson Tam, and Citywide Planning Division Manager Jared Hard presented staff recommendations for the future of the Evergreen-East Hills Development Policy (EEHDP) area.

4. Public Comment

Community members provided public comment and general overall comments included:

- Reid Hillview and Mt. Pleasant Golf Course are potential opportunity sites for development.
- More opportunities [for development] when linked by mass transit.
- Link affordable housing with transportation.
- Align development in Evergreen with statewide best management practices.
- Southeast portion of Evergreen needs a [community] visioning effort and needs amenities.
- Support an Evergreen Visioning Strategy that would increase affordable housing and amenities in Evergreen.
- Encourage no changes to the Reid Hillview Airport.
- The community needs affordable housing citywide.

Comments in support of staff recommendations for the Evergreen Area included:

- Support moving from Evergreen-East Hills Development Policy towards citywide vehicle miles travelled (VMT) policy.
- Transform Evergreen to a family-friendly and transit-friendly area.
- VMT is “equitable transit access” to affordable housing.
- VMT is [a] compliance [metric] to State mandate for reduction of greenhouse gas emissions.
- Staff recommendations would result in prioritization of communities of color and help to increase affordable housing for the City.
- Support staff recommendations as it would keep the key goals of the EEHDP and increase affordable housing near transit.
- Support staff recommendations which will attack global warming and pollution and increase [environmental] sustainability.
- Support staff recommendations and acknowledged that there is an environmental justice issue in the area (i.e., pollution [from the airport] and lack of affordable housing)

- Affordable housing should be developed around the Reid Hillview Airport and Eastridge Mall.
- Support development and investment in transportation infrastructure in the area around Tully Road and Eastridge.
- Support staff recommendations and the Evergreen area should grow sustainably with housing and jobs in the urban core through infill development. .
- Support staff recommendations if the new VMT policy will limit the number of development projects in the Evergreen Valley College area.

Comments that do not support staff recommendations included:

- VMT is not in the best interest of the community and the community is not supportive of redevelopment of the Reid Hillview Airport.
- Most of the [Evergreen] community is in the red areas of VMT and development in urban villages would “gum it up” for everyone else.
- Recommend that small urban villages have 25 units [capacity] and not 250 units.
- Additional growth/units and Urban Villages would add traffic congestion that would be overwhelming.
- Restriping the road is not a form of [traffic] mitigation.

5. Task Force Discussion and Recommendations –

Councilmember Sylvia Arenas expressed her thanks and appreciation for staff’s work throughout the 4-Year Review process and asked clarifying questions about the process to develop residential uses within immitigable (red) VMT areas.

Department of Transportation Deputy Director, Jessica Zenk, responded that major sites which are not designated for Residential in the General Plan would need a General Plan land use amendment as a first step. She stated that projects outside of an Urban Village and within a red area on the VMT map can only develop 100% affordable projects.

Councilmember Arenas asked if 100% affordable housing projects were being developed in other Urban Villages. Jared Hart, Citywide Planning Division Manager, confirmed that it is possible for 100% affordable housing projects to be approved. Councilmember Arenas asked how many projects in the past have been approved in Urban Villages and staff responded that approximately twelve 100% affordable housing projects have been approved.

Councilmember Arenas asked how housing projects differ in development in high VMT red areas. Jessica Zenk answered that the EEDHP policy would allow up to 35 homes and the VMT policy would allow up to 15 single-family homes or 25 multi family units.

Lastly, Councilmember Arenas asked staff to comment on how effective the VMT-policy has been in other areas of the City. Jessica Zenk gave an example of another project within the Blossom Hill/ Cahalan Urban Village. A mixed-use, mixed-income project near transit was still found to have a high VMT and the project is going through further CEQA requirements as mandated by the VMT policy. The project required additional review and fees.

Councilmember Arenas encouraged Planning to continue community outreach and to attend meetings so residents could gain more information and answers to their questions.

Councilmember Arenas asked clarifying questions about the Task Force proposed Story Road Urban Village and the reduction of the planned commercial capacity. Councilmember asked what kind of affordable housing would be approved on the south side of the Urban Village if the existing policy was not approved.

Staff clarified that the EEHDP would limit residential development to 35 units, if the City Council approved the Urban Village and the EEHDP policy stayed in place.

Lastly Councilmember Arenas expressed her hope that transit improvements break ground and more retail can be developed in the future. She believes there is a lot of potential in her district and she wants to ensure that the district has resources and investments in the future. She also noted that other districts would be impacted by this decision and emphasized that the decision is also an environmental justice and equity decision for those families who are in the Evergreen, Eastridge, and Reid Hillview Airport area. She stated that her concerns are about the level of investment that could happen while light rail is extended to Eastridge, and hopes that a vigorous level of investment around the Eastridge area would create jobs, improve quality of life, bring the community together where residents can shop and eat in their own district, and reduce driving and traffic congestion.

Councilmember Arenas made the following motion:

Motion: To approve staff recommendations 1 and 2 in the [November 19, 2020 Task Force Meeting overview memo](#) and request that the Department of Transportation continue to do community outreach as they review where transportation improvements should be located, and also request that Planning staff continue to do community outreach prior to bringing the item to Council.

Task Force member Bob Levy seconded the motion.

Task Force member Erik Schoennauer stated that State law requires VMT and believes that the conversation is redundant. He asked how many new residential units would be allowed near the half-mile buffer of the new light rail station. He believed we do not allow enough residential development near light rail stations and believed it to be irresponsible to not allow major new development within a half-mile of a station. He asked staff how many residential units and million square feet of commercial development within the new Eastridge Light Rail Station.

Jessica Zenk clarified that although State law requires VMT, we do have EEDHP on top of the VMT policy. The recommendation is to retire the EEDHP Policy and let the VMT Policy stand alone.

Director of PBCE, Rosalynn Hughey, thanked Erik and responded that the first step is to transition from the existing policy and then upon direction of City Council, staff would do the work to determine new residential capacity around the new light rail station area.

Task Force member Jim Zito expressed that the EEDHP should not be replaced in its entirety but should only be amended. He stated the transportation development standards to be a small piece of the entire plan that holistically addresses the community's concern and made the following substitute motion:

Motion: To approve traffic infrastructure improvements as recommended by staff and to incorporate VMT into the EEDHP policy.

Task Force member Bonnie Mace seconded the motion.

Jessica Zenk asked for clarification of the substitute motion. She asked if the impact fees based on LOS would be retired and the VMT framework would take its place in his motion. Jim Zito confirmed that LOS would be replaced by VMT.

Task Force member Bonnie Mace agreed with Erik and Jim and asked how to incorporate VMT within the EEDHP because she believes there are so many other part of the EEDHP that protect residents.

Task Force member Harvey Darnell agreed with Taskforce member Bonnie Mace, and Jim Zito's motion. He asked three questions to staff: What are the impacts to housing development? Are we measuring Vision Zero impacts on the transportation improvements? Would the transportation improvements create congestion during an evacuation?

Jared Hart stated that overall with the addition of the Story Road Urban Village the number of units and capacity would remain the same in the overall area.

Jessica Zenk responded that previous transportation improvements were related to increasing capacity of roads while the new transportation improvements are more related to protection of pedestrians and encourage multi-modal improvements and would make the roads safer. Moving forward, if we do see developments, they will be conditioned to mitigate VMT or pay fees that would go directly into making the roads safer.

Task Force member Bob Levy asked clarifying question about the residential development pool and if the Urban Villages are in sync with Jim Zito's substitute motion. Staff clarified that the goals and preferences could still stand today and are separate from the policy. Staff asked Jim Zito to clarify whether the substitute motion intends to memorialize the goals and preferences from the community and the vision strategy process so that as projects move forward under the VMT policy, they would be in line with what the community expressed. Jim Zito confirmed staff's clarification on the intent of the motion and acknowledged that new development in the EEHDP would need to move forward with the VMT policy and also clarified that there would be no caps or pools on residential development.

Motion (as clarified): Approve traffic infrastructure improvements as recommended by staff and transition to the VMT Policy for growth control within the EEHDP area and integrate the EEHDP visioning strategy guiding principles and design guidelines with the VMT policy to memorialize the broader goals and policies of the EEHDP.

Mr. Levy asked if there is enough funding for the 11 transportation improvements. Jessica Zenk responded that the consultant report confirmed that current funds would be able to support those improvements.

Task Force member Ray Bramson thanked staff on their work on this item and expressed his opinion that it is time that the policy is moved toward VMT, and urged to look at how we can do more in the community to make development easier and allow more residential and commercial.

Task Force member Juan Estrada spoke to the prioritization of transportation improvements #8 and #9 from the Transportation Improvements in the EEHDP and questioned why two of the improvements are considered low priority despite their location near the planned light rail station at Eastridge Mall.

Wilson Tam responded that the prioritization of the 11 transportation improvements took into account safety, community needs, importance and timing, and a limited budget.

Task Force member Sam Ho thanked the co-chairs in leading the Task Force through this 4-Year Review cycle and thanked staff for all the great work. He asked clarifying questions about the Evergreen Community College and land that has been designated Neighborhood Community/Commercial - he asked if the development of faculty/staff/student housing would be possible for the site and what steps would need to be taken to do so. Jessica Zenk responded that residential is not permitted on land designated Neighborhood Community/Commercial and Vera Todorov responded with information about additional limitations based on State housing laws.

Councilmember Arenas requested to amend Jim Zito's motion to include her request that DOT continue to do community outreach as they review where transportation improvements should be located and also requested that Planning staff continue to do community outreach prior to bringing the item to Council. Task Force member Jim Zito accepted the amendment and Task Force member Bonnie Mace accepted the amendment. The Task Force then voted on Task Force member Zito's amended motion.

Final Motion

- 1. Approve traffic infrastructure improvements as recommended by staff and transition to the VMT Policy for growth control within the EEHDP area and integrate the EEHDP visioning strategy guiding principles and design guidelines with the VMT policy to memorialize the broader goals and policies of the EEHDP.*
- 2. The Department of Transportation should continue to do community outreach as they review where transportation improvements should be located and Planning staff should continue to do community outreach prior to bringing the item to City Council.*

The motion passed 32-0-1.

Yes votes (32): Teresa Alvarado, David Pandori, Pam Foley, Sylvia Arenas, Michelle Yesney, Mariel Caballero, Linda LeZotte, Jessie O'Malley Solis, Luis Arguello, Jeffrey Buchanan, Steven Solorio, David Bini, Pat Sausedo, Vincent Rocha, Nate LeBlanc, Karl Lee, Erik Schoennauer, Harvey Darnell, Juan Estrada, Megan Fluke, Jason Su, Kevin Zwick, Andre Luthard, Jim Zito, Sam Ho, Robert (Bob) Levy, Smita Patel, Margie Matthews, Jesus Flores, Shawn Milligan, Ray Bramson, Bonnie Mace, and Roberta Moore

Abstentions (1): Susan Butler-Graham.

6. Next Steps

Staff presented a list of action items for staff to complete prior to the bringing Task Force recommendations to City Council in Spring 2021.

Task Force member Ray Bramson asked staff to clarify whether the motion on agenda item 4 from the June 25, 2020 Task Force meeting was to eliminate commercial requirements for 100% affordable housing developments within Urban Villages. Staff clarified that the motion was to eliminate commercial space requirements for Policy H-2.9 (the 1.5-acre rule), and to consider a citywide policy to eliminate commercial requirements for 100% affordable housing projects which would extend to Urban Villages.

Task Force member Kevin Zwick echoed Ray Bramson's sentiments that the intent of the Task Force's motion on agenda item 4 from the June 25, 2020 Task Force meeting was to eliminate commercial requirements for all 100% affordable housing developments. Task Force member Zwick requested that staff update the Summary of Task Force Recommendations document to clarify that the Task Force's motion on agenda item 3 of the January 30, 2020 meeting included the recommended changes to Policy IP-5.12 and a recommendation to eliminate commercial requirements for affordable housing projects citywide. Staff agreed to update page 4 of the Summary of Task Force Recommendations.

Task Force member Jim Zito stated that he remembered the intent of the motion on agenda item 3 of the January 30, 2020 meeting was for staff to explore how to provide amenities or services for high density affordable units despite the recommendation to remove commercial requirements from high density affordable housing. Staff responded that they would review summaries and recordings to ensure the motion is accurately is captured.

Task Force Bonnie Mace asked if the Summary of Task Force Recommendations document (Attachment F for the November 19, 2020 Task Force meeting) included all the action items recommended by the Task Force. Staff clarified that this was the final list of the Task Force recommendations and action items.

Task Force member Harvey Darnell asked staff to clarify the action items under Opportunity Housing. He wanted to clarify why staff only shows the cost effectiveness study rather than the long list of action items to be completed in the next two years. He also stated that he wants to make sure that an analysis is done to analyze if existing infrastructure can support Opportunity Housing. Staff explained that a cost effectiveness and feasibility study is an immediate action item that would be done prior to City Council consideration of the policy framework, but that the longer list of action items would take place should the City Council direct staff to keep working on Opportunity Housing.

7. Adjourn

Co-chair Teresa Alvarado thanked co-chair David Pandori, staff, and other Task Force members for their time and effort and adjourned the meeting at approximately 9:00 p.m. This meeting concludes the General Plan 4-Year Review Task Force meeting series.